

**RESOLUTION NO. 20110825-023**

**WHEREAS**, the City Council of the City of Austin has found that public necessity requires the City of Austin to acquire certain real property interests for public purposes as set out below; and

**WHEREAS**, the City of Austin has attempted to purchase those real property interests but has been unable to agree with the owners on the value of the property interest, or the damages, if any; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

That the City Attorney, or other authorized designee, is hereby authorized and directed to file, or cause to be filed, a suit in eminent domain on behalf of the City of Austin against the owners now having, or who may acquire, an interest in the real property interests necessary to the City, described and located below, for the public purposes set out below, and to take whatever other action may be deemed appropriate to effect the necessary acquisitions.

**BE IT FURTHER RESOLVED:**

The City Attorney, or other authorized designee, shall file eminent domain proceedings for:

Owner:       HEB Grocery Company, LP

Project:       East Bouldin-Euclid-Wilson Storm Drain  
                  Improvements Project

Public Purpose: storm sewer easements described in the attached Exhibits "A" and "B" are necessary for the purposes of constructing, maintaining, replacing, upgrading and repairing the storm sewer and associated appurtenances, in order to increase and improve the City's ability to provide sanitary sewer services to the public and to prevent storm sewer drain overflows that will protect public health and safety;

the temporary access easements described in the attached Exhibits "C," "D," and "E" are necessary to for the public purpose of permitting the City, its agents, employees, and contractors to enter, exit, and re-enter the tract of land described for the purposes of constructing, maintaining, replacing, upgrading and repairing the storm sewer drain on the property;

a temporary work space and staging and material storage site easement described in the attached Exhibit "F" is necessary for the purpose of permitting the City, its agents, employees and contractors to work, store, and stage building materials for the purposes of constructing and installing the storm sewer and associated appurtenances.

Location: 2400 South Congress Avenue  
Austin, Texas

Property: Described in the attached and incorporated Exhibits A, B, C, D, E and F.

ADOPTED: August 25, 2011

ATTEST:

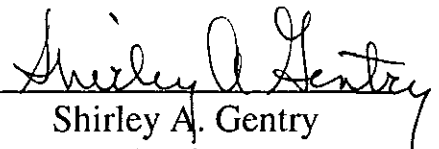
  
Shirley A. Gentry  
City Clerk

EXHIBIT "A"

(STORM SEWER EASEMENT)  
LOT 1 HEB/CONGRESS AND OLTORF

DESCRIPTION OF 0.0249 OF ONE ACRE TRACT (4652.20 SSE 1)

DESCRIPTION OF 0.0249 OF ONE ACRE (1,087 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOT 2, HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION OF RECORD IN BOOK 98 PAGE 203-204 PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 2 BEING DESCRIBED IN A DEED TO H.E. BUTT GROCERY COMPANY, OF RECORD IN VOLUME 12648, PAGE 1687, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0249 OF ONE ACRE BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a chiseled mark found at the north corner of this tract, same being in the northwest line of said Lot 2 and said H.E. Butt Grocery tract and the south line of Lot 1, Gift-Neuhaus Subdivision, a subdivision of record in Document No. 200600094, Official Public Records, Travis County, Texas, said Lot 1 being described in a deed to Marcus M. Hsia, Jocelin V. Hsia, and Kevin W. Chang, of record in Document No. 2007161065, Official Public Records, Travis County, Texas, same being the south corner of Lot 1, Block 1, Extension of La Puelle Place, a subdivision of record in Book 4, Page 247, Plat Records, Travis County, Texas, said Lot 1, Block 1, being described in a deed to Matthew G. Daley of record in Document No. 2002092010, Official Public Records, Travis County, Texas, from which a 1/2" iron rod found at the north corner of said Lot 2 of said HEB/Congress plat and said H.E. Butt Grocery tract, same being in the southwest line of West Oltorf Street bears N34°24'40"E 215.50 feet and N34°40'54"E 147.00 feet; said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00007) grid value of N=10,060, 092.88 E=3,110,385.55;

THENCE, with the perimeter of this tract, crossing said Lot 2 and said H.E. Butt Grocery tract, the following three (3) courses, numbered 1 through 3;

- 1) S55°33'32"E 25.59 feet to a mag nail set with washer for the east corner of this tract;
- 2) S34°26'28"W 55.15 feet to a mag nail set with washer for the south corner of this tract and at an angle point in the east line of a 15 foot wide drainage easement as shown on the plat of HEB/Congress and Oltorf Subdivision No. 2; and

0.0249 AC.

- 3) with the east line of said 15 foot wide drainage easement, **N10°48'10"W 36.02 feet** to a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, same being in the northwest line of said Lot 2 and said H.E. Butt Grocery tract and the southeast line-of said Lot 1 and said Hsia tract, from which a 1/2" iron pipe found at the west corner of said Lot 2 and said H.E. Butt Grocery tract bears **S34°24'40"W 27.45 feet** and **S34°19'57"W 181.27 feet**;

THENCE, with the northwest line of this tract, said Lot 2 and said H.E. Butt Grocery tract and the southeast line of said Lot 1 and said Hsia tract, **N34°24'40"E 29.79 feet** to the POINT OF BEGINNING and containing 0.249 of one acre, more or less, within these metes and bounds.

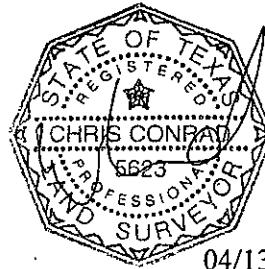
Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00007). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

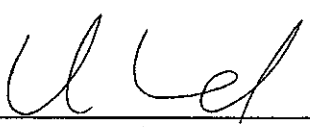
SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591



04/13/2011

  
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

Descriptions 2010/Euclid-E.Bouldin-

Issued 09/29/10; Revised 12/01/10, 12/03/10, 04/13/11

AUSTIN GRID H-20  
TCAD# 04-0402-04-44

FIELD NOTES REVIEWED

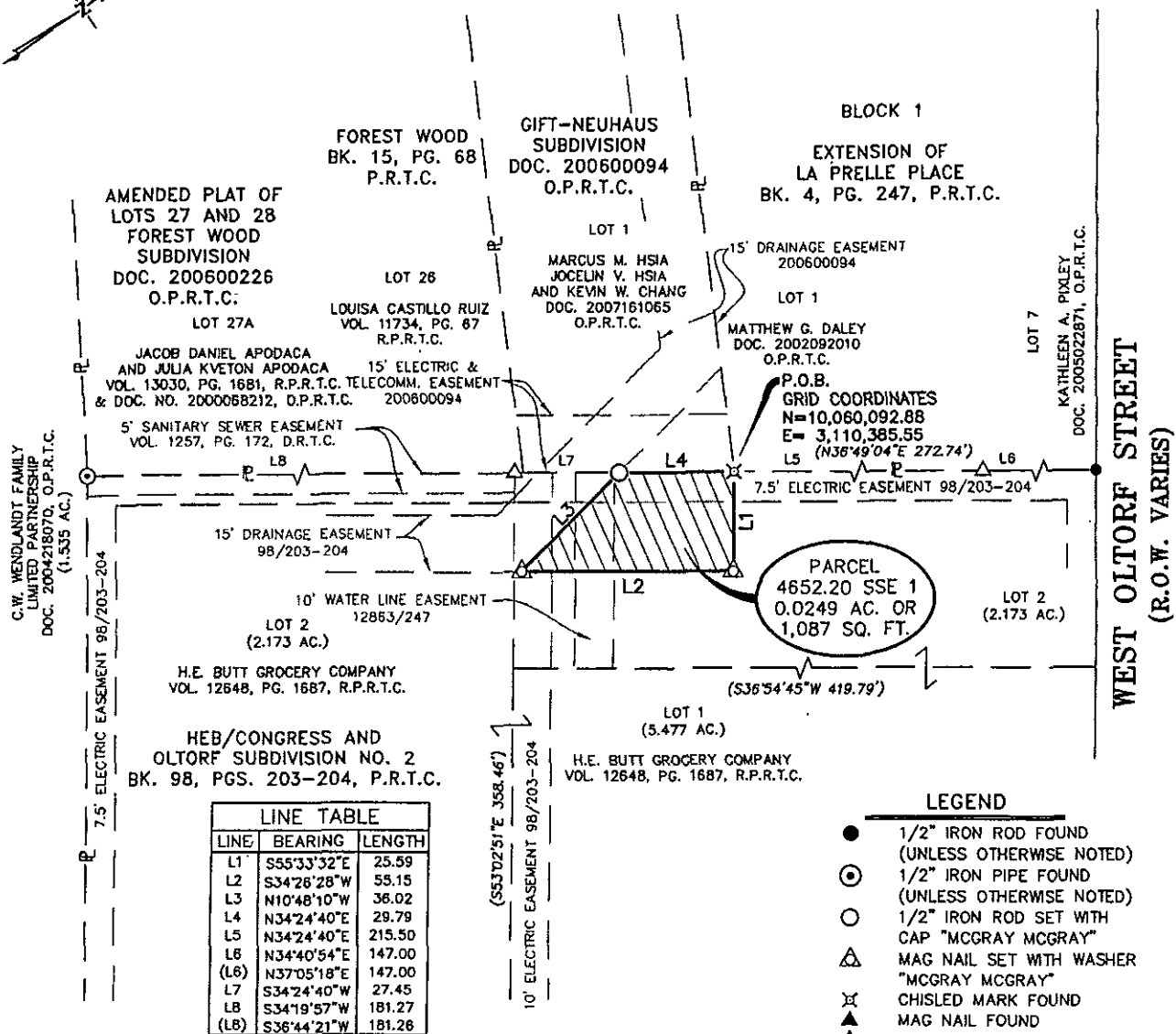
By:  Date 4-19-11

Engineering Support Section  
Department of Public Works  
and Transportation

SCALE 1" = 40'

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0249 AC. OR 1,087 SQ. FT. OF LAND OUT OF LOT 2,  
HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION  
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

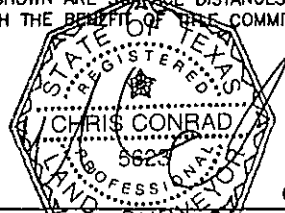
RE: CITY OF AUSTIN



NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053, HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00007. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF THIS COMMITMENT. (GF NO. 1001547)



04/13/11

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

TCAD# 04-0402-04-44

M:\09-169-jan\_east bouldin storm drain\DWG\Parcels\Parcel\_HEB-DE-1\_REV2.dwg

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- △ MAG NAIL SET WITH WASHER "MCGRAY MCGRAY"
- ✕ CHISEL MARK FOUND
- ▲ MAG NAIL FOUND
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- P PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

ISSUED: 09/29/10  
REVISED: 12/01/10  
REVISED: 04/13/11  
PAGE 3 OF 3

SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #8  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID# H-20

JOB NO.: 10-073

EXHIBIT "B"

(STORM SEWER EASEMENT)  
LOT 2 HEB/CONGRESS AND OLTORF

DESCRIPTION OF 0.1205 OF ONE ACRE TRACT (4652.20 SSE-2)

DESCRIPTION OF 0.1205 OF ONE ACRE (5,249 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOT 2, HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION OF RECORD IN BOOK 98 PAGE 203-204 PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 2 BEING DESCRIBED IN A DEED TO H.E. BUTT GROCERY COMPANY, OF RECORD IN VOLUME 12648, PAGE 1687, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1205 OF ONE ACRE BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the west corner of this tract, being in the interior of said Lot 2 and said H.E. Butt Grocery tract from which a 1/2" iron pipe found at the west corner of said Lot 2 and said H.E. Butt Grocery tract and the south corner of Lot 27A, Amended Plat of Lots 27 and 28, Forest Wood Subdivision, a subdivision of record in Document No. 200600226, Official Public Records, Travis County, Texas, said Lot 27A being described in a deed to Jacob Daniel Apodaca and Julia Kveton Apodaca, of record in Volume 13030, page 1681, Real Property Records, Travis County, Texas, and Document No. 2000068212, Official Public Records, Travis County, Texas, same being in the northeast line of that tract described as 1.535 acres in a deed to C.W. Wendlandt Family Limited Partnership, of record in Document No. 2004218070, Official Public Records, Travis County, Texas, bears N55°40'03"W 10.34 feet and S34°19'57"W 44.34 feet and from said point of beginning a 1/2" iron rod found at the south corner of said Lot 2 and said H.E. Butt Grocery tract and the west corner of Lot 3 of said HEB/Congress subdivision, said Lot 3 being described in a deed to Hawkins Family Partners, L.P., of record in Volume 12905, Page 798, Real Property Records, Travis County, Texas, same being in the northeast line of said C.W. Wendlandt tract bears N55°40'03"W 10.34 feet, S34°19'57"W 44.34, and S55°43'27"E 407.56 feet; said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00007) grid value of N=10,059,926.75 E=3,110, 284.51;

THENCE, with the northwest line of this tract, crossing said Lot 2 and said H.E. Butt Grocery tract, N34°23'27"E 45.35 feet to a 1/2" iron rod set with a plastic cap at the north corner of this tract and the west corner of a 15 foot wide drainage easement as shown on the plat of HEB/Congress and Oltorf Subdivision No. 2;

THENCE, with the northeast line of this tract and the southwest line of said drainage easement, continuing across said Lot 2 and said H.E. Butt Grocery tract, the following five (5) courses numbered 1 through 5;

0.1205 AC.

- 1) S55°36'33"E 190.49 feet to a calculated point;
- 2) N79°10'19"E 43.38 feet to a calculated point;
- 3) S55°49'41"E 31.46 feet to a calculated point;
- 4) S10°49'41"E 104.65 feet to a calculated point; and
- 5) S55°49'41"E 70.60 feet to a calculated point at the east corner of this tract, same being in the southeast line of said Lot 2 and said H.E. Butt Grocery tract and the northwest line of said Lot 3 and said Hawkins Family Partnerships tract, from which a 1/2" iron rod found at the east corner of said Lot 2 and said H.E. Butt Grocery tract and the north corner of said Lot 3 and said Hawkins Family Partnership tract bears N34°32'15"E 133.37 feet;

THENCE, with the southeast line of this tract, said Lot 2, and said H.E. Butt Grocery tract and the northwest line of said Lot 3 and said Hawkins Family Partnerships tract, S34°32'15"W 10.00 feet to a calculated point at the south corner of this tract, from which a 1/2" iron rod found at south corner of said Lot 2 and said H. E. Butt Grocery tract and the west corner of said Lot 3 and said Hawkins Family Partnership tract bears S34°32'15"W 36.34 feet;

THENCE, with the southwest line of this tract, crossing said Lot 2 and said H.E. Butt Grocery tract, the following seven (7) courses, numbered 1 through 7;

- 1) N55°49'41"W 74.68 feet to a calculated point;
- 2) N10°49'41"W 104.65 feet to a calculated point;
- 3) N55°49'41"W 23.17 feet to a calculated point;
- 4) S79°10'19"W 43.40 feet to a calculated point;
- 5) N55°36'33"W 170.79 feet to a calculated point;
- 6) S34°23'27"W 35.35 feet to a mag nail set with washer; and

0.1205 AC.

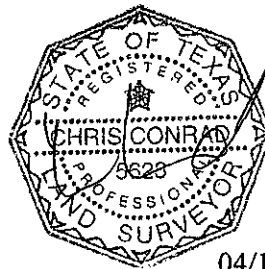
- 7) N55°36'33"W 23.87 feet to the POINT OF BEGINNING and containing 0.1205 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00007). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591



A handwritten signature in black ink, appearing to read "Chris Conrad", written over a horizontal line.

04/13/2011

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

Descriptions 2010/Euclid-E.Bouldin

Issued 09/10/10; Revised 11/10/2010, 12/01/10, 12/03/10, 04/13/2011

AUSTIN GRID H-20

TCAD# 04-0402-04-44

FIELD NOTES REVIEWED

By: Date 4-19-11

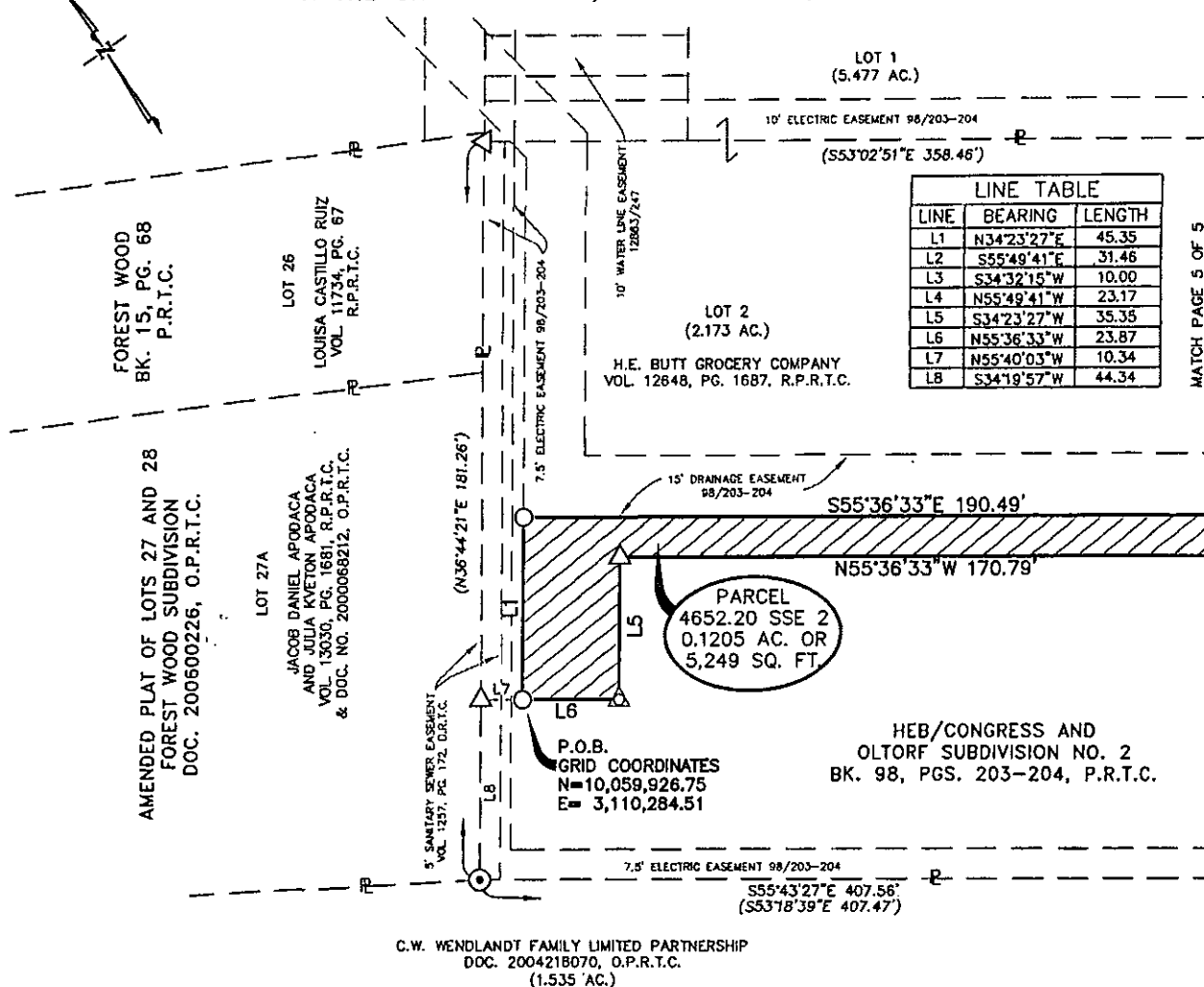
Engineering Support Section  
Department of Public Works  
and Transportation



SCALE 1" = 40'

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.1205 AC. OR 5,249 SQ. FT. OF LAND OUT OF LOT 2,  
HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION  
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

RE: CITY OF AUSTIN



LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND  
(UNLESS OTHERWISE NOTED)
- △ MAG NAIL SET WITH WASHER  
"MCGRAY MCGRAY"
- 1/2" IRON ROD SET WITH  
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- P PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS  
TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY

ISSUED: 11/10/10  
REVISED: 12/01/10  
REVISED: 04/13/11  
PAGE 4 OF 5

SURVEYED BY:

**MCGRAY & MCGRAY**  
**LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #8  
AUSTIN, TEXAS 78731  
(512) 451-8591

TCAD# 04-0402-04-44

M:\09-169~lan\_east bouldin storm drain\DWG\Parcels\Parcel\_HEB-DE-2\_REV3.dwg

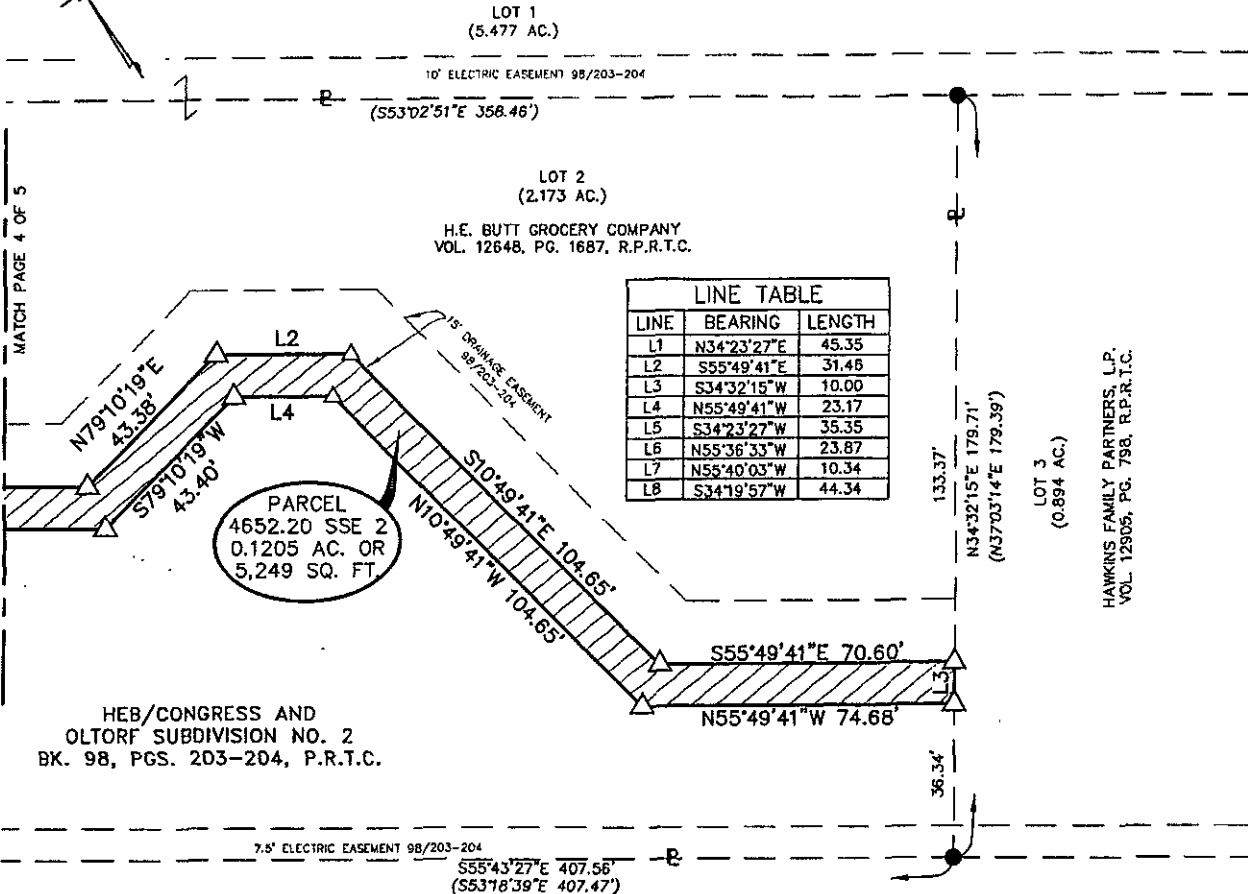
AUSTIN GRID# H-20

JOB NO.: 10-073

SCALE 1" = 40'

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.1205 AC. OR 5,249 SQ. FT. OF LAND OUT OF LOT 2,  
HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION  
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

REC. CITY OF AUSTIN



LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND  
(UNLESS OTHERWISE NOTED)
- △ MAG NAIL SET WITH WASHER  
"MCGRAY MCGRAY"
- 1/2" IRON ROD SET WITH  
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS  
TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY

ISSUED: 11/10/10  
REVISED: 12/01/10  
REVISED: 04/13/11  
PAGE 5 OF 5

SURVEYED BY:

McGRAY & McGRAY  
LAND SURVEYORS, INC.

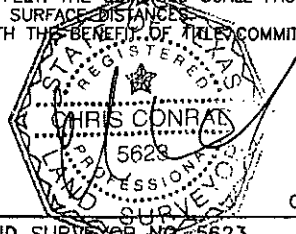
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: H-20

JOB NO.: 10-073

NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053, HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00007. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.  
(GF NO. 1001547)



04/13/11

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: This copy of this plat is not valid unless an original signature  
through an original seal appears on its face. There is a description to  
accompany this plat.

TCAD# 04-0402-04-44

M:\09-169-1an\_east bouldin storm drain\DWG\Parcels\Parcel\_HEB-DE-2\_REV3.dwg

EXHIBIT "C"

(TEMPORARY ACCESS EASEMENT)  
LOT 1 HEB/CONGRESS AND OLTORF

DESCRIPTION OF 0.1194 OF ONE ACRE TRACT (4652.20 TAE 1)

DESCRIPTION OF 0.1194 OF ONE ACRE (5,200 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOT 1, HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION OF RECORD IN BOOK 98 PAGE 203-204 PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN A DEED TO H.E. BUTT GROCERY COMPANY, OF RECORD IN VOLUME 12648, PAGE 1687, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1194 OF ONE ACRE BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail set with washer at the north corner of this tract, same being in the northeast line of said Lot 1 and said H.E. Butt Grocery tract and in the existing southwest line of West Oltorf Street, from which a 1/2" iron rod found at the north corner of Lot 2 of said HEB/Congress plat, said Lot 2 being described in said H.E. Butt Grocery deed, same being in the southwest line of West Oltorf Street bears N55°34'24"W 74.13 feet; said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00007) grid value of N=10,060, 349.65 E=3,110, 652.13;

THENCE, with the northeast line of this tract, said Lot 1, and said H.E. Butt Grocery tract and with the southwest line of West Oltorf Street, S55°34'24"E 25.00 feet to a mag nail set with washer at the east corner of this tract from which a 1/2" iron rod found at an angle point in the northeast of said Lot 1 and said H.E. Butt Grocery tract, same being in the southwest line of West Oltorf Street bears S55°34'24"E 130.62 feet;

THENCE, with the southeast and south lines of this tract, crossing said Lot 1 and said H.E. Butt Grocery tract, the following two (2) courses numbered 1 and 2;

- 1) S34°30'21"W 161.81 feet to a mag nail set with washer; and
- 2) S79°30'21"W 69.02 feet to a mag nail set with washer at the southwest corner of this tract, same being in the northwest line of said Lot 1 and the southeast line of said Lot 2 from which a 1/2" iron rod found at the east corner of said Lot 2 bears S34°26'28"W 209.26 feet and S55°30'22"W 357.64 feet;

THENCE, with the northwest line of this tract and said Lot 1 and the southeast line of said Lot 2, N34°26'28"E 35.32 feet to a mag nail set with washer at the southern northwest corner of this tract;

0.1194 AC.

THENCE, with the north and northwest lines of this tract, crossing said Lot 1 and said-H-E. Butt-Grocery tract, the following two (2) courses, numbered 1 and 2;

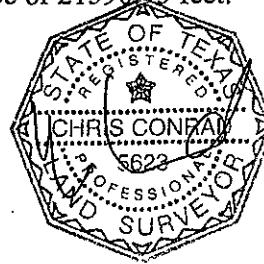
- 1) N79°30'21"E 33.72 feet to a to a mag nail set with washer; and
- 2) N34°30'21"E -151.42 feet to the POINT OF BEGINNING and containing 0.1194 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00007). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591



A handwritten signature in black ink, appearing to read "Chris Conrad", written over a horizontal line.

04/13/2011

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

Descriptions 2010/Euclid-E.Bouldin-

Issued 09/29/10; Revised 12/01/10, 12/03/10, 04/13/11

AUSTIN GRID H-20  
TCAD# 04-0402-04-44

FIELD NOTES REVIEWED

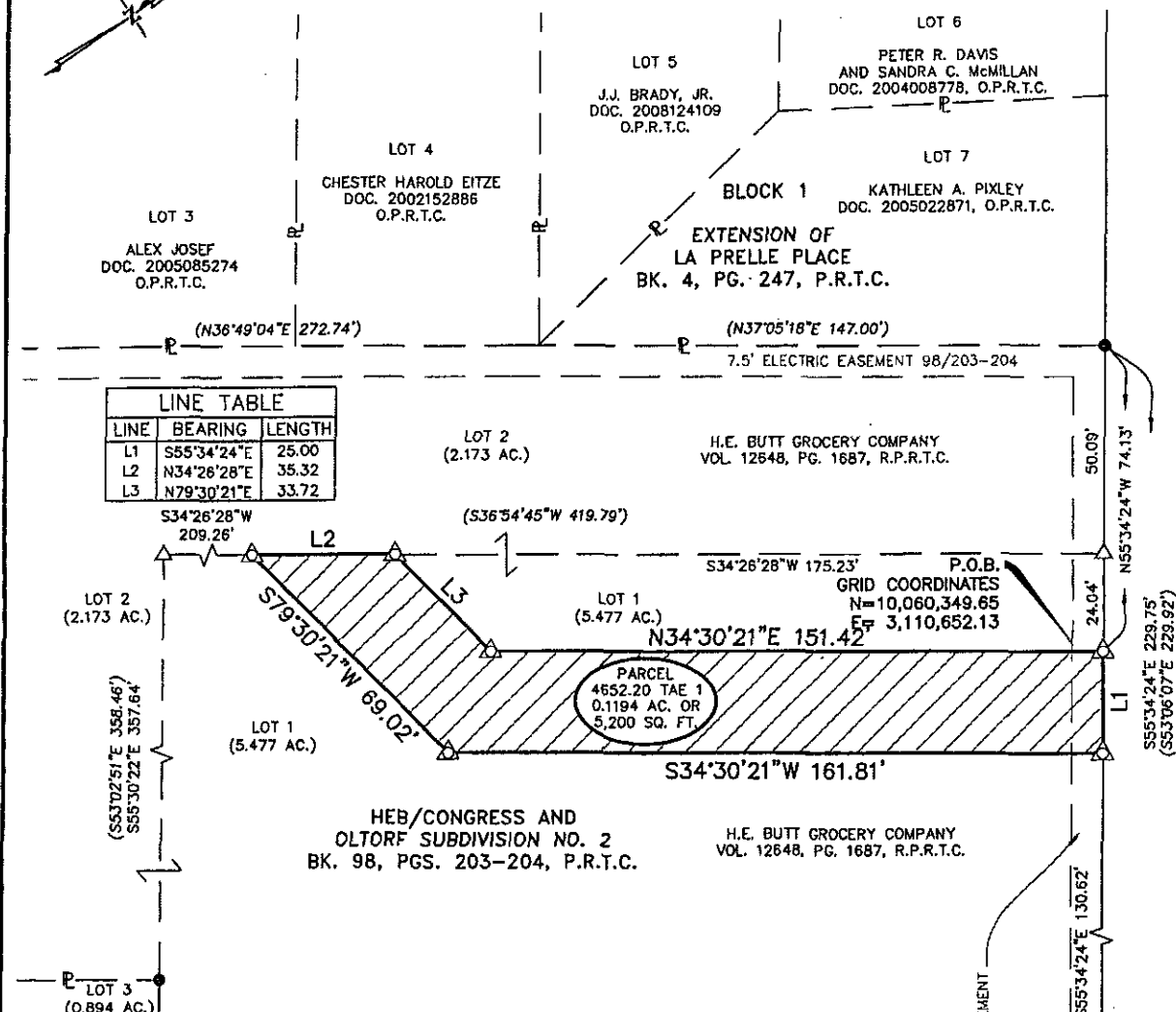
By: Date 4-19-11

Engineering Support Section  
Department of Public Works  
and Transportation

SCALE 1" = 40'

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.1194 AC. OR 5,200 SQ. FT. OF LAND OUT OF LOT 1,  
HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION  
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

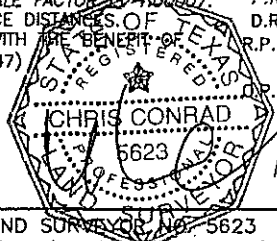
RE: CITY OF AUSTIN



WEST OLTORF STREET  
(R.O.W. VARIES)

NOTES:  
1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.000007. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT. (GF NO. 1001547)



04/13/11

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

TCAD# 04-0402-04-44

M:\09-169~lan\_east bouldin storm drain\DWG\Parcels\Parcel\_HEB-AE-1\_REV2.dwg

SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

ISSUED: 09/29/10  
REVISED: 12/01/10  
REVISED: 04/13/11  
PAGE 3 OF 3

AUSTIN GRID# H-20

JOB NO.: 10-073

EXHIBIT "D"

(TEMPORARY ACCESS EASEMENT)  
LOT 1 HEB/CONGRESS AND OLTORF

DESCRIPTION OF 0.0015 OF ONE ACRE TRACT (4652.20 TAE 2)

DESCRIPTION OF 0.0015 OF ONE ACRE (64 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOT 1, HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION OF RECORD IN BOOK 98 PAGE 203-204 PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN A DEED TO H.E. BUTT GROCERY COMPANY, OF RECORD IN VOLUME 12648, PAGE 1687, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0015 OF ONE ACRE BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail set with washer at the north corner of this tract, same being in the northwest line of said Lot 1 and in the southeast line of Lot 2 of said HEB/Congress subdivision, said Lot 2 being described in said H. E. Butt Grocery deed, from which a 1/2" iron rod found at the north corner of Lot 2 and H.E. Butt Grocery tract, same being in the southwest line of West Oltorf Street bears N34°26'28"E 392.86 feet and N55°34'24"W 50.09 feet and from said point of beginning a 1/2" iron rod found at an angle point in the northeast line of said Lot 1 and said H.E. Butt Grocery tract and in the southwest line of West Oltorf Street bears N34°26'28"E 392.86 feet and S55°34'24"E 179.69 feet; said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00007) grid value of N=10,060, 039.24 E=3,110, 410.11;

THENCE, with the southeast line of this tract, crossing said Lot 1 and said H.E. Butt Grocery tract, S24°30'17"W 27.36 feet to a mag nail set with washer at the south corner of this tract, same being in the southwest line of said lot 1 and a northwest line of said Lot 2 from which a 1/2" iron rod found at the east corner of Lot 2 bears S55°30'22"W 27.36 feet;0

THENCE, with the southwest line of this tract and said Lot 1 and a northeast line of said Lot 2, N55°30'22"W 4.72 feet to a mag nail set with washer at the west corner of this tract and said Lot 1 and an interior ell corner of said Lot 2;

0.0015 AC.

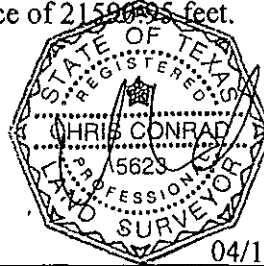
THENCE, with the northwest line of this tract and said Lot 1 and a southeast line of said Lot 2, N34°26'28"E 26.95 feet to the POINT OF BEGINNING and containing 0.0015 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.000007). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591



04/13/2011

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

Descriptions 2010/Euclid-E.Bouldin-

Issued 09/29/10; Revised 12/01/2010, 04/13/11

AUSTIN GRID H-20  
TCAD# 04-0402-04-44

FIELD NOTES REVIEWED

By:  Date 4-19-11

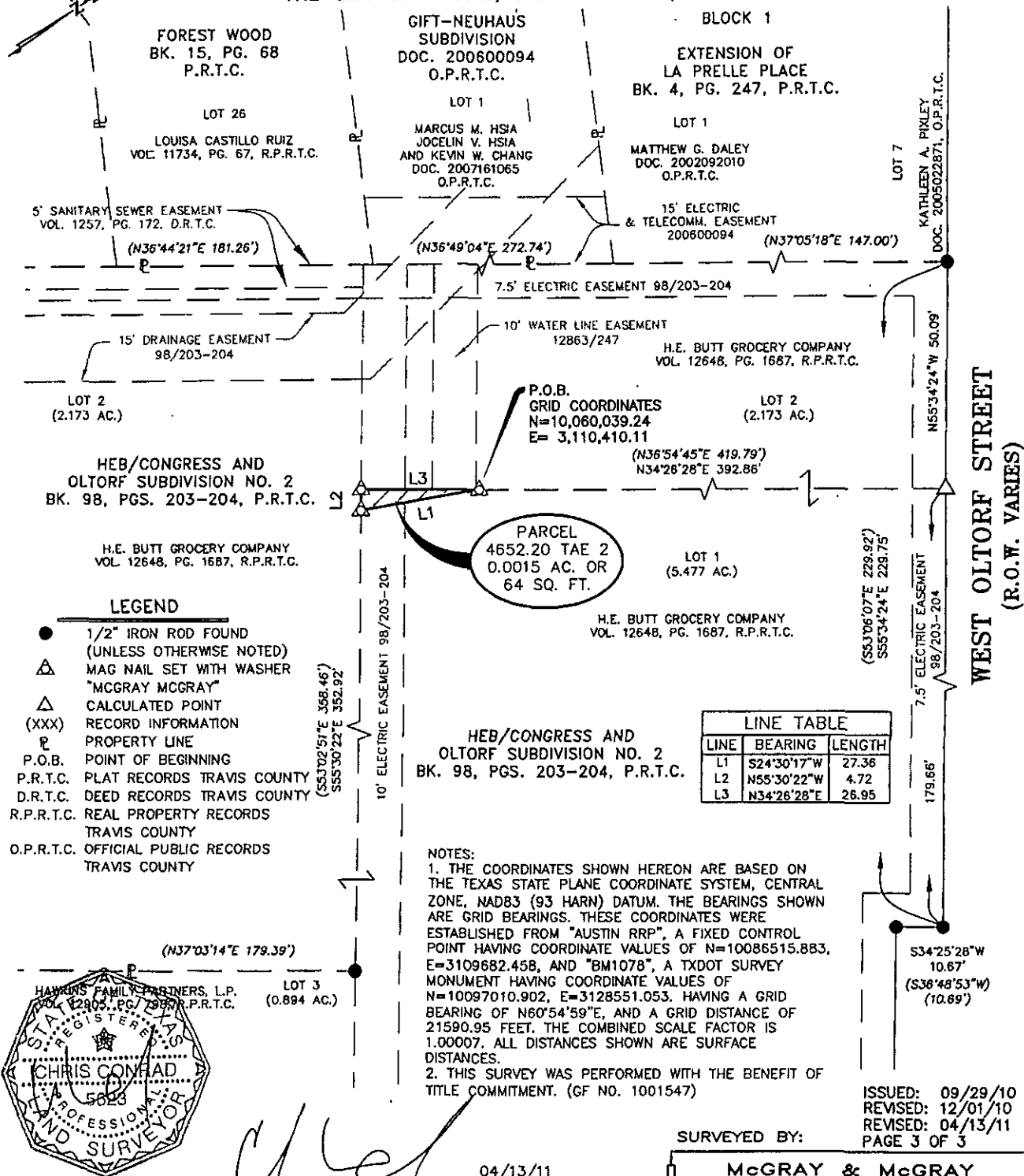
Engineering Support Section  
Department of Public Works  
and Transportation

SCALE 1" = 30'

SKETCH TO ACCOMPANY DESCRIPTION

RE: CITY OF AUSTIN

OF 0.0015 AC. OR 64 SQ. FT. OF LAND OUT OF LOT 1,  
HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION IN  
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 04/13/11  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

TCAD# 04-0402-04-44

M:\09-169~lan\_east bouldin storm drain\DWG\Parcels\Parcel\_HEB-AE-2\_REV2.dwg

SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #8  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID# H-20

JOB NO.: 10-073

ISSUED: 09/29/10  
REVISED: 12/01/10  
REVISED: 04/13/11  
PAGE 3 OF 3



EXHIBIT "E"

(TEMPORARY ACCESS EASEMENT)  
LOT 1 HEB/CONGRESS AND OLTORF

DESCRIPTION OF 0.2458 OF ONE ACRE TRACT (4652.20 TAE 3)

DESCRIPTION OF 0.2458 OF ONE ACRE (10,709 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOT 2, HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION OF RECORD IN BOOK 98 PAGE 203-204 PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 2 BEING DESCRIBED IN A DEED TO H.E. BUTT GROCERY COMPANY, OF RECORD IN VOLUME 12648, PAGE 1687, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.2458 OF ONE ACRE BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail set with washer at the northeast corner of this tract, same being in the southwest line of said Lot 2 and the northwest line of Lot 1 of said HEB/Congress subdivision, said Lot 1 also being described in said H.E. Butt Grocery deed, from which a 1/2" iron rod found at the north corner of said Lot 2 and said H.E. Butt Grocery tract, same being in the southwest line of West Oltorf Street bears N34°26'38"E 175.23 feet and N55°34'24"W 50.09 feet and from said point of beginning a 1/2" iron rod found at an angle point in the northeast line of said Lot 1 and said H.E. Butt Grocery tract and in the southwest line of West Oltorf Street bears N34°26'28"E 175.23 feet and S55°34'24"E 179.66 feet; said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00007) grid value of N=10,060,218.73 E=3,110,533.20;

THENCE, with the southeast line of said Lot 2 and the northwest line of said Lot 1, S34°26'28"W 244.58 feet to a mag nail set with washer at the west corner of said Lot 1 and an exterior ell corner of this tract and said Lot 2;

THENCE, with a northeast line of this tract and said Lot 2 and the southwest line of said Lot 1, S55°30'22"E 4.72 feet to a mag nail set with washer at an exterior ell corner of this tract from a 1/2" iron rod found at the east corner of said Lot 2 bears S55°30'22"E 352.92 feet;

THENCE, crossing said Lot 2, the following eight (8) courses, number 1 through 8;

- 1) S34°42'57"W 23.10 feet to a mag nail set with washer;
- 2) S56°15'28"W 48.50 feet to a mag nail set with washer;
- 3) S33°44'32"W 115.31 feet to a mag nail set with washer for the south corner of this tract;

0.2458 AC.

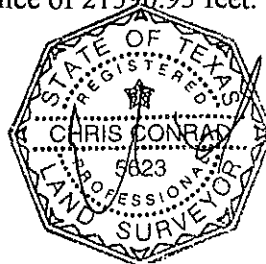
- 4) N56°15'28"W 25.00 feet to a mag nail set with washer for the southerly west corner of this tract;
- 5) N33°44'32"E 90.31 feet to a mag nail set with washer;
- 6) N56°15'28"W 53.42 feet to a mag nail set with washer in the southeast line of a 15 foot wide drainage easement shown on said HEB/Congress and Oltorf Subdivision No. 2, same being the northerly west corner of this tract;
- 7) N34°26'28"E, with said 15 foot wide drainage easement, 268.10 feet to a mag nail set with washer; and
- 8) N79°30'21"E 35.32 feet to the POINT OF BEGINNING and containing 0.2458 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00007). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591



A handwritten signature in black ink, appearing to read "Chris Conrad".

04/13/2011

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

Descriptions 2010/Euclid-E.Bouldin-

Issued 09/29/10; Revised 12/01/10, 04/13/11

AUSTIN GRID H-20  
TCAD# 04-0402-04-44

FIELD NOTES REVIEWED

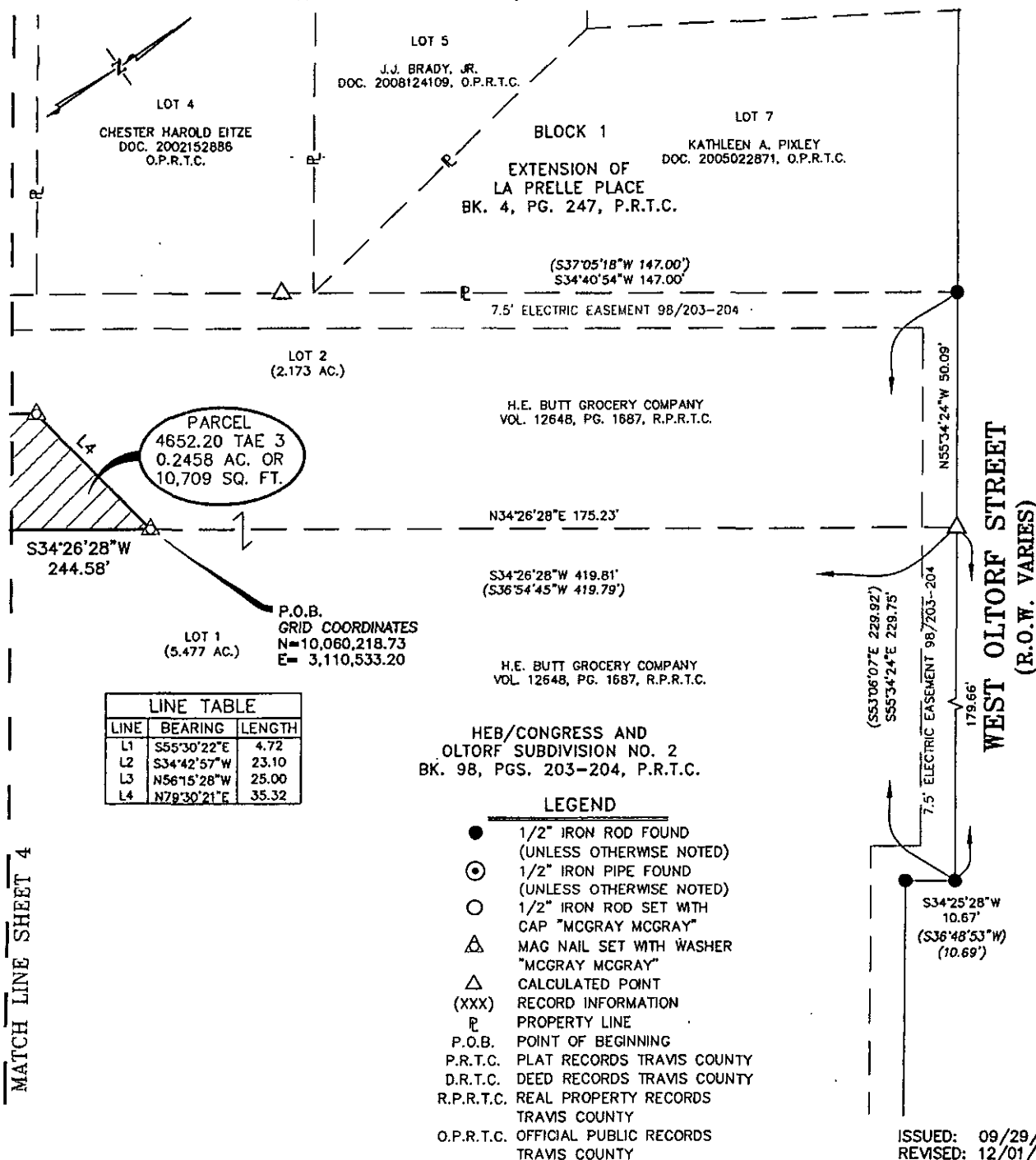
By: Mary Hawk Date 4-19-11

Engineering Support Section  
Department of Public Works  
and Transportation

SCALE 1" = 30'

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.2458 AC. OR 10,709 SQ. FT. OF LAND OUT OF LOT 2,  
HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION IN  
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

RE: CITY OF AUSTIN



LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°30'22\"E	4.72
L2	S34°42'57\"W	23.10
L3	N56°15'28\"W	25.00
L4	N79°30'21\"E	35.32

HEB/CONGRESS AND  
OLTORF SUBDIVISION NO. 2  
BK. 98, PGS. 203-204, P.R.T.C.

LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND  
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH  
CAP "MCGRAY MCGRAY"
- △ MAG NAIL SET WITH WASHER  
"MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS  
TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY

NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053, HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00007. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT. (CF NO. 1001547)

ISSUED: 09/29/10  
REVISED: 12/01/10  
REVISED: 04/13/11  
PAGE 3 OF 5

SURVEYED BY:

**MCGRAY & MCGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #8  
AUSTIN, TEXAS 78731  
(512) 451-8591

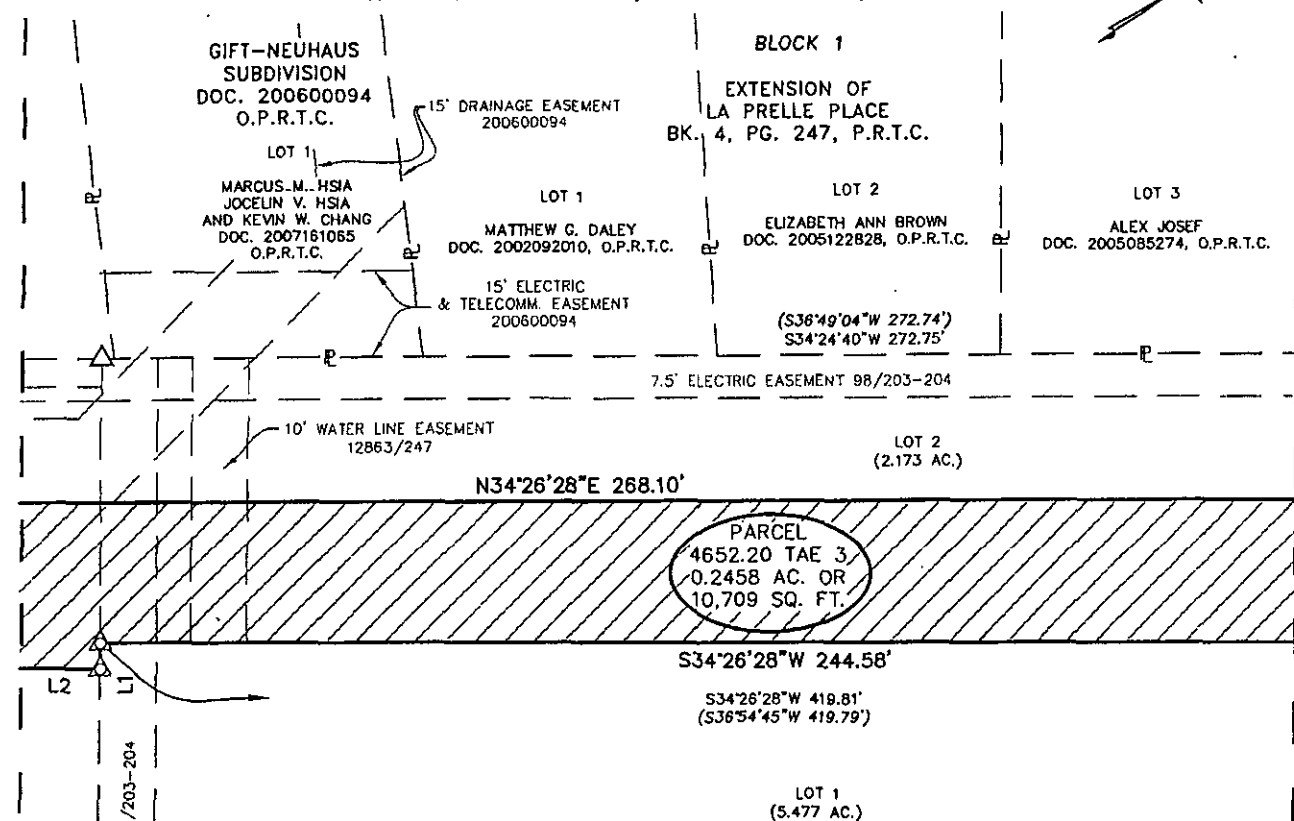
AUSTIN GRID# H-20

JOB NO.: 10-073

SCALE 1" = 30'

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.2458 AC. OR 10,709 SQ. FT. OF LAND OUT OF LOT 2,  
HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION IN  
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

RE: CITY OF AUSTIN



HEB/CONGRESS AND  
OLTORF SUBDIVISION NO. 2  
BK. 98, PGS. 203-204, P.R.T.C.

H.E. BUTT GROCERY COMPANY  
VOL. 12648, PG. 1687, R.P.R.T.C.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°30'22\"E	4.72
L2	S34°42'57\"W	23.10
L3	N56°15'28\"W	25.00
L4	N79°30'21\"E	35.32

LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND  
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH  
CAP "MCGRAY MCGRAY"
- △ MAG NAIL SET WITH WASHER  
"MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS  
TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY

ISSUED: 09/29/10  
REVISED: 12/01/10  
REVISED: 04/11/13  
PAGE 4 OF 5

SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: H-20

JOB NO.: 10-073

SCALE 1" = 30'

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.2458 AC. OR 10,709 SQ. FT. OF LAND OUT OF LOT 2,  
HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION IN  
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

RE: CITY OF AUSTIN

AMENDED PLAT OF LOTS 27 AND 28  
FOREST WOOD SUBDIVISION  
DOC. 200600226, O.P.R.T.C.

FOREST WOOD  
BK. 15, PG. 68  
P.R.T.C.

LOT 27A

JACOB DANIEL APODACA  
AND JULIA KVETON APODACA  
VOL. 13030, PG. 1681, R.P.R.T.C.  
& DOC. NO. 2000088212, O.P.R.T.C.

LOT 26

LOUISA CASTILLO RUIZ  
VOL. 11734, PG. 67  
R.P.R.T.C.

LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND  
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH  
CAP "MCGRAY MCGRAY"
- △ MAG NAIL SET WITH WASHER  
"MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- P PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS  
TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY

C.W. WENDLANDT FAMILY  
LIMITED PARTNERSHIP  
DOC. 2004218070, O.P.R.T.C.  
(1.535 AC.)

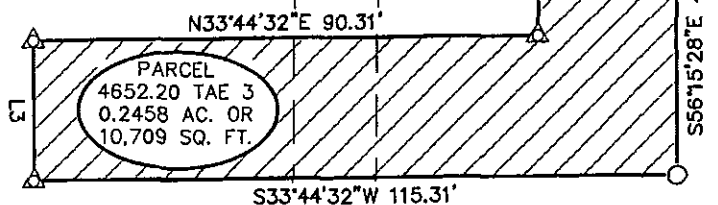
5' SANITARY SEWER EASEMENT  
VOL. 1257, PG. 172, D.R.T.C.

(S36°44'21"W 181.26')  
(S34°19'57"W 181.27')

7.5' ELECTRIC EASEMENT 98/203-204

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°30'22"E	4.72
L2	S34°42'57"W	23.10
L3	N56°15'28"W	25.00
L4	N79°30'21"E	35.32

HEB/CONGRESS AND  
OLTORF SUBDIVISION NO. 2  
BK. 98, PGS. 203-204, P.R.T.C.



15' DRAINAGE EASEMENT  
98/203-204

(N53°18'39"W 407.47')  
(N55°43'27"W 407.56')

7.5' ELECTRIC EASEMENT 98/203-204

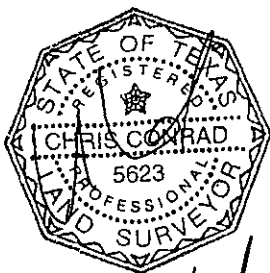
H.E. BUTT GROCERY COMPANY  
VOL. 12648, PG. 1687, R.P.R.T.C.

LOT 2  
(2.173 AC.)

(N37°03'14"E 179.39')  
(N34°32'15"E 179.71')

HAWKINS FAMILY PARTNERS, L.P.  
VOL. 12905, PG. 798, R.P.R.T.C.

LOT 3  
(0.894 AC.)



04/13/11

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: This copy of this plat is not valid unless an original signature  
through an original seal appears on its face. There is a description to  
accompany this plat.

TCAD# 04-0402-04-44

M:\09-169~lan\_east bouldin storm drain\DWG\Parcels\Parcel\_HEB-AE-3\_REV2.dwg

SURVEYED BY:

ISSUED: 09/29/10  
REVISED: 12/01/10  
REVISED: 04/13/11  
PAGE 5 OF 5

McGRAY & McGRAY  
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: H-20

JOB NO.: 10-073

MATCH LINE SHEET 4

EXHIBIT "F"

(TEMPORARY WORK SPACE, STAGING AREA  
& MATERIAL STORAGE SITE EASEMENT)  
LOT 2 HEB/CONGRESS AND OLTORF

DESCRIPTION OF 0.1667 OF ONE ACRE TRACT (4652.20 TWSSAMSSE)

DESCRIPTION OF 0.1667 OF ONE ACRE (7,261 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOT 2, HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION OF RECORD IN BOOK 98 PAGE 203-204 PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 2 BEING DESCRIBED IN A DEED TO H.E. BUTT GROCERY COMPANY, OF RECORD IN VOLUME 12648, PAGE 1687, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1667 OF ONE ACRE BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at an exterior ell corner of this tract, being in the interior of said Lot 2 and said H.E. Butt Grocery tract, from which a 1/2" iron pipe found at the west corner of said Lot 2 and said H.E. Butt Grocery tract and the south corner of Lot 27A, Amended Plat of Lots 27 and 28, Forest Wood Subdivision, said Lot 27A being described in a deed to Jacob Daniel Apodaca and Julia Kveton Apodaca, of record in Volume 13030, page 1681, Real Property Records, Travis County, Texas, and Document No. 2000068212, Official Public Records, Travis County, Texas, same being in the northeast line of that tract described as 1.535 acres in a deed to C.W. Wendlandt Family Limited Partnership, of record in Document No. 2004218070, Official Public Records, Travis County, Texas, bears N55°40'03"W 26.24 feet and S34°19'57"W 44.34 feet and from said point of beginning a 1/2" iron rod found at the south corner of said Lot 2 and said H.E. Butt Grocery tract and the west corner of Lot 3 of said HEB/Congress subdivision, said Lot 3 being described in a deed to Hawkins Family Partners, L.P., of record in Volume 12905, Page 798, Real Property Records, Travis County, Texas, same being in the northeast line of said C.W. Wendlandt tract bears N55°40'03"W 26.24 feet, S34°19'57"W 44.34, and S55°43'27"E 407.56 feet said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00007) grid value of N=10,059, 917.77 E=3,110, 297.63;

THENCE, with the perimeter of this tract, crossing said Lot 2 and said H.E. Butt Grocery tract, the following eleven (11) courses numbered 1 through 11;

- 1) S55°36'33"E 7.97 feet to a mag nail set with washer;
- 2) N34°23'27"E 45.35 feet to a mag nail set with washer in the southwest line of a 15 foot wide drainage easement as shown on the plat of HEB/Congress and Oltorf Subdivision No. 2;

0.1667 AC.

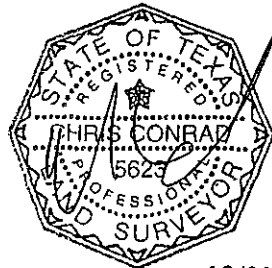
- 3) with the southwest line of said 15 foot wide drainage easement, N55°36'33"W 8.87 feet to a calculated point;
- 4) crossing said 15 foot wide drainage easement and continuing with the southeast line of said 15 foot wide drainage easement, N34°26'28"E 43.03 feet to a mag nail set with washer for the north corner of this tract;
- 5) S56°15'28"E 53.42 feet to a mag nail set with washer for the east corner of this tract;
- 6) S33°44'32"W 90.31 feet to a mag nail set;
- 7) S56°15'28"E 25.00 feet to a mag nail set;
- 8) S33°44'32"W 37.29 feet to a calculated point at the south corner of this tract;
- 9) N55°45'28"W 66.93 feet to a calculated point;
- 10) N02°22'46"E 22.23 feet to a calculated point; and
- 11) N33°31'30"E 19.66 feet to the POINT OF BEGINNING and containing 0.1667 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00007). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591



A handwritten signature in black ink, appearing to read "Chris Conrad", written over the professional seal.

12/01/2010

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

Descriptions 2010/Euclid-E.Bouldin-

Issued 09/10/10; Revised 11/10/2010, 12/01/2010

FIELD NOTES REVIEWED

By: Date 12/1/10

AUSTIN GRID H-20

TCAD# 04-0402-04-44

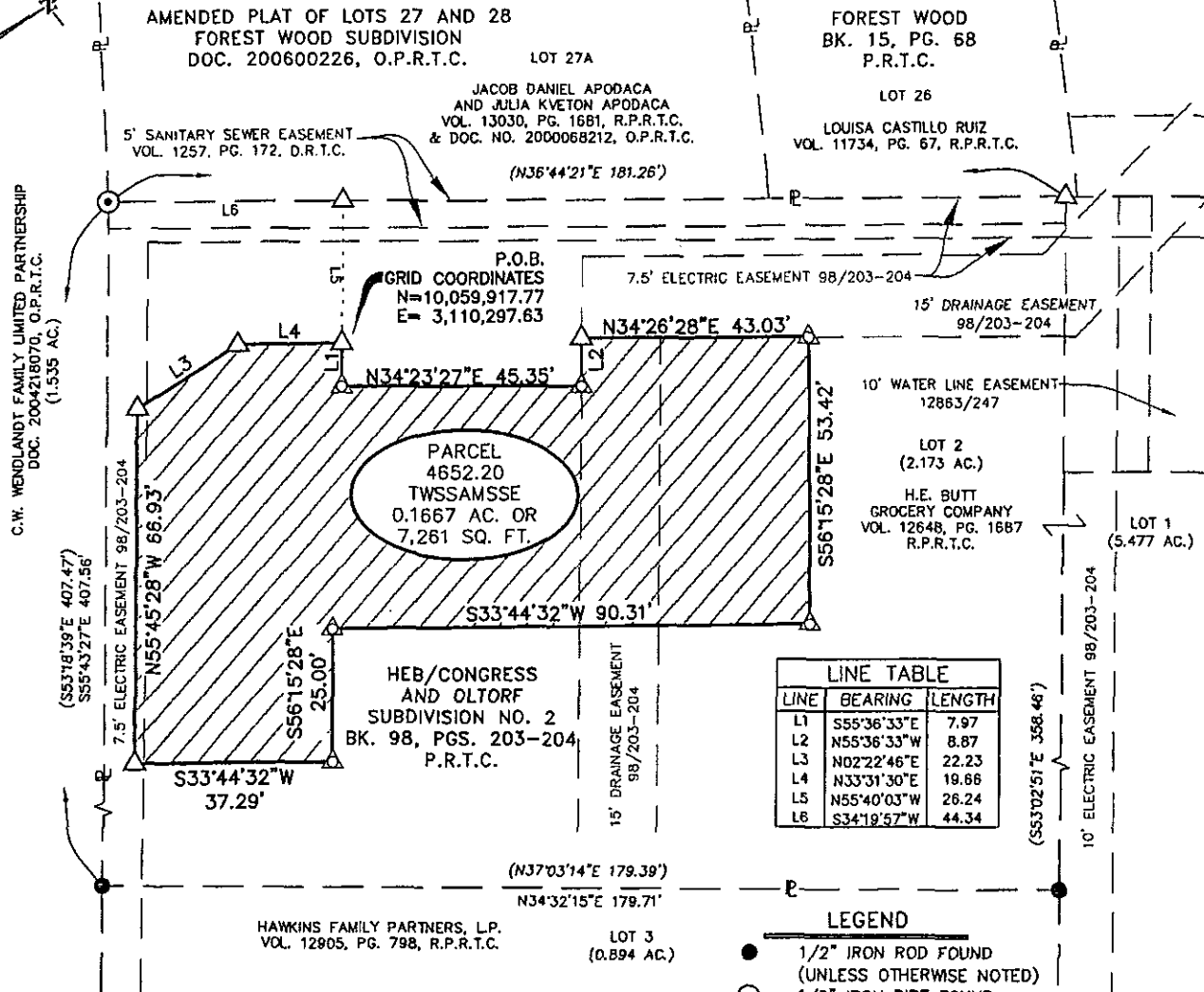
Engineering Support Section  
Department of Public Works  
and Transportation

SCALE 1" = 30'

# SKETCH TO ACCOMPANY DESCRIPTION

RE: CITY OF AUSTIN

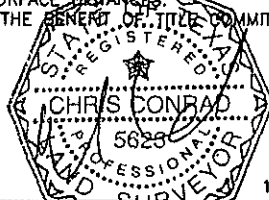
OF 0.1667 AC. OR 7,261 SQ. FT. OF LAND OUT OF LOT 2,  
HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION  
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



## NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00007. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT. (GF NO. 1001547)



12/01/10

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

TCAD# 04-0402-04-44

M:\09-169~lan\_east bouldin storm drain\DWG\Parcels\Parcel\_HEB-TCE\_REV1.dwg

SURVEYED BY:

McGRAY & McGRAY  
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

ISSUED: 11/10/10  
REVISED: 12/01/10  
PAGE 3 OF 3

AUSTIN GRID# H-20

JOB NO.: 10-073